



## LA VERKIN CITY PLANNING COMMISSION

### Regular Meeting

Wednesday, May 11, 2016 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

**Present:** Chair Anna Andregg; Commissioners: Sherman Howard, Hugh Howard, Allen Bice and Karl Benson; Staff: Kyle Gubler, Derek Imlay and Christy Ballard; Public: Robert & Adrienne Jahns, Richard Hirschi, Phyllis Terrana and John & Rose Valenti.

- I. Call to Order:** Chair Anna Andregg called the meeting to order at 6:00pm. The Invocation and Pledge of Allegiance was given by Kyle Gubler.
- II. Approval of Minutes:**  
Commission may approve the minutes of the March 23, 2016 regular meeting.  
**Motion was made by Commissioner Allen Bice to approve the March 23, 2016 regular meeting minutes as written, second by Commissioner Hugh Howard. Andregg-yes, Bice-yes, Sherman Howard-yes, Hugh Howard-yes, Benson-yes. Motion carried unanimously.**
- III. Approval of the Agenda**  
**Motion was made by Commissioner Sherman Howard to approve the agenda as written, second by Commissioner Karl Benson. Andregg-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes, Benson-yes. Motion carried unanimously.**
- IV. Reports:**
  1. Beautification/Trails Committee-Commissioner Bice reported the Committee rescheduled the hike for Friday, May 13. They are trying to find a way to connect trails on the north end of town with the Confluence Park trails.  
Dumpster Days was a success, there are two more planned this year.  
They also discussed the other activities planned for the rest of the year.
  2. City Council-Councilman Hirschi told the Commissioners the Councilmembers are interested in what happens in this meeting and he does report to them the items discussed.
  3. Director of Operations-Nothing to report.
- V. Business:**
  1. Discussion and possible action to set a public hearing for a proposed lot split of property with the Tax ID # LV-132, located directly south of Davis Farmers Market on SR17, for June 8, 2016.

There is a clarification; the property is on SR9, not SR17.

Derek explained the property owner would like to take off a small portion (1/2 acre) from the northwest corner. The property is against the office building property directly behind Farmers Market, which the person owns as well. He will be deeding access to himself from that property for the piece that is being subdivided off. The other larger parcel will have access off SR9. This split does meet the Code requirements.

The Fire Department approves the split. There is a 50 ft. access and a fire hydrant at the south end of the half-acre parcel.

Commissioner Bice was concerned the only access is through the parking lot of the existing building. If the property owner were building more of the same type of units, he would be less concerned. However, someone else could purchase the half-acre piece in the future.

Derek mentioned there is a 25-foot drive through in addition to the parking for the six units in that building.

The property owner has also given himself the ability to access the half-acre parcel from the south end of the property once the larger parcel is developed.

A 30-foot access runs parallel with Stowel's that will access this small piece.

There will be two accesses to the parcel.

The State will not give the property any more access off SR9 so the large parcel will have a shared access with Davis Farmers Market, similar to what Maverik and Family Dollar have across the street.

This lot split meets all City requirements.

Kevin requested two corrections be made to the final plat. The first is the parcels are currently listed as Lot 1 and Lot 2 that will be changed to Lot 1 for the smaller parcel and Parcel A for the larger piece. Second, the LV number is LV-132; once this split is recorded, the County will assign a new LV number to Lot 1.

Commissioner Benson is concerned with the property west of Lot 1; if a structure is built on Lot 1, it gives that property a big wall.

Derek explained all commercial property that is next to residential property is required to put up an 8-foot block wall once that property is developed.

**Motion was made by Commissioner Hugh Howard to set the public hearing for the proposed lot split, second by Commissioner Allen Bice.**

**Motion was amended by Commissioner Hugh Howard to set the date for the public hearing for the proposed lot split as June 8, 2016, second by Commissioner Allen Bice. Sherman Howard-yes, Hugh Howard-yes, Anna Andregg-yes, Allen Bice-yes, Karl Benson-yes.**

Kyle mentioned the Affordable Housing Plan for La Verkin was discussed during a past meeting and the Commissioners had some changes they wanted made to it. The County was supposed to be making those changes. However, the people responsible for it no longer work there so it was given back to Kyle for the City to make their own changes.

Kyle passed out the first section of the Plan. He would like the Commissioners to review the highlighted areas, which are the suggested changes, to make sure they are correct.

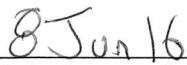
He would like to go through one section each meeting until the Affordable Housing Plan is how the Commissioners want it.

**VI. Adjourn:**

**Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Sherman Howard. Andregg-yes, Hugh Howard-yes, Sherman Howard-yes, Bice-yes, Benson-yes. Motion carried unanimously at 6:18pm.**

Minutes taken on behalf of the City Recorder by Christy Ballard.

  
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Planning Commission Chair Pro Tem

  
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Date Approved